Old Orchard LRD

Housing Quality Assessment

Proposed Residential Development at Old Orchard, Newtown, Monaleen, Co. Limerick

Architectural Design Statement - May 2026



DEADY GAHAN ARCHITECTS

Document prepared by Deady Gahan Architects
on behalf of
GLR Property Ltd.

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1.0 Introduction and Project Description

This Housing Quality Assessment report has been prepared by Deady Gahan Architects to provide information on the proposed residential development at **Old Orchard, Newtown, Moneleen, Limerick**.

The total site area comprises 2.28 hectares with a net developable area of 1.75 hectares (site area minus the primary access street, existing road network, the OPW buffer zone, and the crèche area). The site rises from the south to the north. The site itself is located to the southern side of Limerick City Centre, on a greenfield site zoned for new residential development. It is connected to Golf Links Road which runs to the centre of the city. This road connects to several key routes, including the Ballysimon Road and the M7 to Dublin.

The proposed scheme will consist of the development of 64 no. residential units, ranging from 1 - 2 bedroom apartments, 2 - 3 bed townhouse units, 3 - 4 bed semi-detached units, and a crèche. The scheme will also include provision for car parking, cycle parking, new pedestrian/cycle links, storage, services and plant areas. Landscaping will include for high quality private open space, communal amenity areas and public open space provision.

Deady Gahan Architects are the designers of the proposed scheme and the units have been specifically designed to meet the demands of the housing market. All the proposed units will be assessed in this report against the relative regulations.

The proposed development will accommodate no. 64 residential housing units and a 102 child crèche.

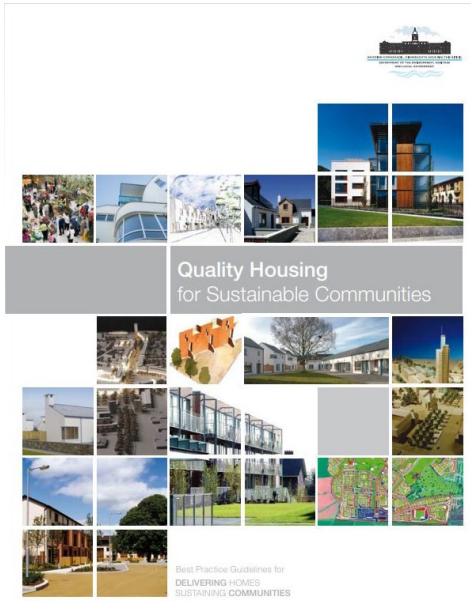
2.0 Policy Overview

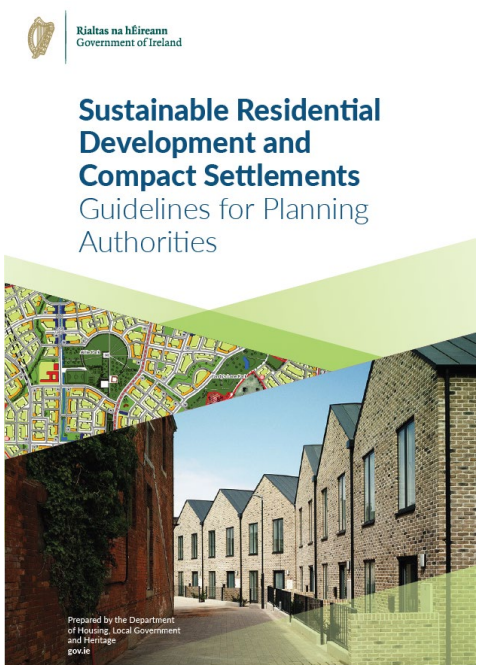
Deady Gahan Architects have been appointed to produce this Housing Quality Assessment to accompany the Large-scale Residential Development (LRD) planning application to Limerick City and County Council for the proposed development which consists of:

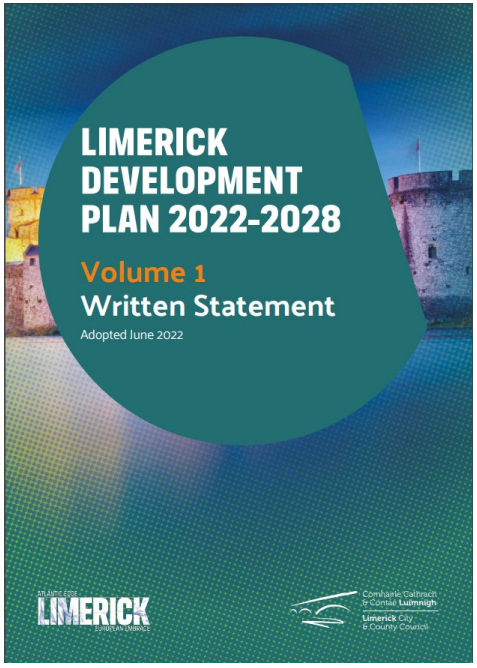
64 no. residential units and associated site works at Old Orchard, Newtown, Monaleen, Co. Limerick.

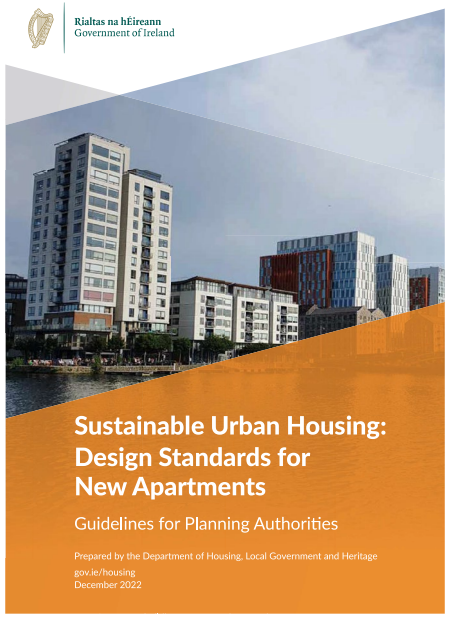
This report demonstrates the proposed residential houses against the provisions of:

- Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government (2007)
- Sustainable Residential Development and Compact Settlements. Guidelines for Planning Authorities (2024)
- Limerick Development Plan 2022-2028
- Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2023) (which also complies with the 'Planning Design Standards for Apartments - Guidelines for Planning Authorities, 2025')

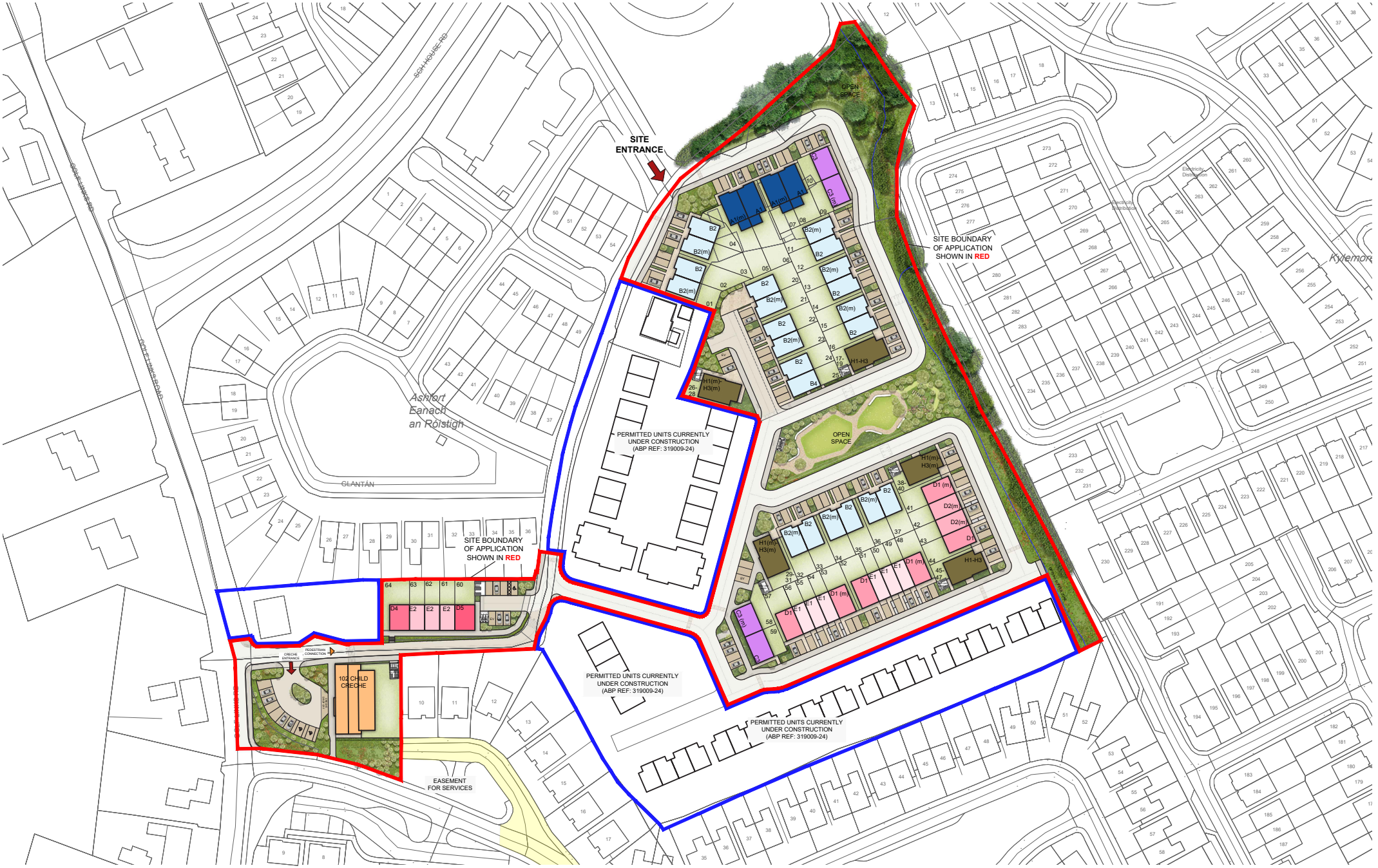








3.0 Proposed Site Layout



3.1 Summary Schedule

OLD ORCHARD LRD - LIMERICK						
UNIT TYPE	DESCRIPTION	NO. OF BEDROOMS	BED SPACES	UNIT AREA (m^2)	NO. OF UNITS	
A1	4 Bed Semi-Detatched	4	7	134.0	4	6.3%
B2	3 Bed Semi-Detatched	3	5	104.4	21	32.8%
B4	3 Bed Semi-Detatched	3	5	108.6	1	1.6%
C3	3 Bed Semi-Detatched	3	5	114.2	4	6.3%
D1	3 Bed End Townhouse	3	5	109.8	6	9.3%
D2	3 Bed Mid Townhouse	3	5	109.8	2	3.1%
D4	3 Bed End Townhouse	3	5	104.5	1	1.6%
D5	3 Bed End Townhouse	3	5	104.5	1	1.6%
E1	2 Bed Mid Townhouse	2	4	80.2	6	9.3%
E2	2 Bed Mid Townhouse	2	4	80.8	3	4.7%
H1	2 Bed Apartment	2	3	71.9	5	7.8%
H2	1 Bed Apartment	1	2	61.6	5	7.8%
H3	2 Bed Apartment	2	3	69.4	5	7.8%
TOTAL NO. OF UNITS					**64**	**100.0%**

4 bed	4	6.3%
3 bed	36	56.3%
2 bed	19	29.6%
1 bed	5	7.8%
Semi-Detatched	30	47.0%
Townhouses	19	29.6%
Apartments	15	23.4%
TOTAL NUMBER OF UNITS	**64**	
SITE AREA (RED LINE BOUNDARY)	2.28 HA	
DEVELOPABLE AREA	1.75 HA	
DENSITY	36.6 Units/Ha	
OPEN SPACE	13.5%	
102 CHILD CRECHE	**G.I.A. 585 sq.m.**	

3.2 Developable Area & Open Spaces

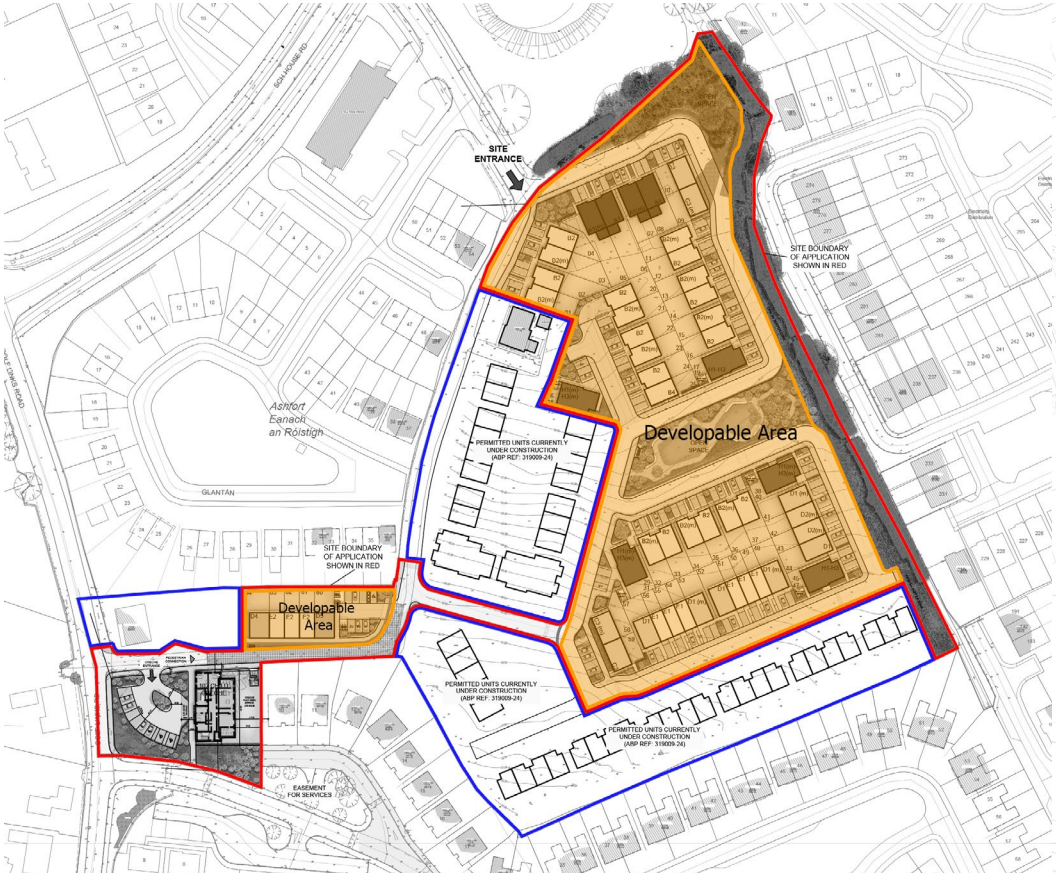
The total **SITE AREA** comprises **2.28 HA**, with a net **DEVELOPABLE AREA** of **1.75 HA**.

The areas excluded from the total site area to provide a net developable area are: the primary access street, the existing road network, the OPW buffer zone, and the crèche area.

0.236 HA Usable Public Open Space is provided which equates to the **13.5%** of the developable area.

In line with the requirements set out in the 2023 and 2025 Apartment Guidelines, in certain circumstances, additional communal open space is required on top of the private amenity spaces provided for each apartment. A total of 85 sq.m. (as per the guidelines) has been located in 2 no. locations in close proximity of each block to satisfy these requirements. These areas are provided on top of the public open space provision for the development and are not included in the public open space calculation.

DEVELOPABLE AREA STRATEGY



OPEN SPACE STRATEGY



4.0 Housing Quality Assessment -Housing

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the *"Quality Housing for Sustainable Communities (2007)"*, the *"Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024)"*. Qualitative aspects such as the residential conceptual design approach are covered within the accompanying "Architectural Design Statement". Please see schedule on the following pages showing the house typologies proposed within the development compared with the relative legislation.

The size and depth for private amenity spaces are dictated by the Compact Growth Guidelines issued in 2024, the depth of the gardens are reduced from 11m to 8m and the minimum area requirements are as follows;

- Minimum 30 sq.m. for 2 bed houses
- Minimum 40 sq.m. for 3 bed houses.
- Minimum 50 sq.m. for 4 bed houses.

DWELLING TYPE	TARGET GROSS FLOOR AREA	MINIMUM - MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
	(m^2)	(m^2)	(m^2)	(m^2)	(m^2)
Family Dwellings - 3 or more persons					
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
3BED/6P House (3 storey)	110	15	37	36	6
3BED/6P House (2 storey)	100	15	37	36	6
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	94	15	37	36	10
3BED/5P House (3 storey)	102	13	34	32	5
3BED/5P House (2 storey)	92	13	34	32	5
3BED/5P House (1 storey)	82	13	34	32	5
3BED/5P Apartment	86	13	34	32	9
3BED/4P House (2 storey)	83	13	30	28	4
3BED/4P House (1 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
2BED/3P House (2 storey)	70	13	28	20	3
2BED/3P House (1 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5
1BED/2P House (1 storey)	44	11	23	11	2
1BED/2P Apartment	45	11	23	11	3

Extract from Quality Housing for Sustainable Communities (2007)





Housing Quality Assessment

Housing

Unit No.		Unit Type	Description	Bed Spaces	Min. Unit Area m²	Unit Area m²	Min. Agg. Living Area m²	Agg. Living Area m²	Bed 1	Bed 2	Bed 3	Bed 4	Min. Agg Bed Area m²	Agg. Bed Area m²	Min Storage m²	Storage m²	Aspect	Min. Private amenity Space m ²	Private Amenity Space m²
1		B2(m)	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	60
2		B2	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	94
3		B2(m)	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	105
4		B2	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	49
5		A1(m)	4 Bed Semi-Detatched	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50	114
6		A1	4 Bed Semi-Detatched	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50	133
7		A1(m)	4 Bed Semi-Detatched	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50	62
8		A1	4 Bed Semi-Detatched	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50	62
9		C3(m)	3 Bed Semi-Detatched	5	92.0	114.2	34.0	38.7	15.3	12.6	8.4	-	32.0	36.3	5.0	7.7	YES	40	57
10		C3	3 Bed Semi-Detatched	5	92.0	114.2	34.0	38.7	15.3	12.6	8.4	-	32.0	36.3	5.0	7.7	YES	40	51
11		B2(m)	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	61
12		B2	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	61
13		B2(m)	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	60
14		B2	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	60
15		B2(m)	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	60
16		B2	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	60
20		B2	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	62
21		B2(m)	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	60
22		B2	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	60
23		B2(m)	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	60
24		B2	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	60
25		B4	3 Bed Semi-Detatched	5	92.0	108.6	34.0	40.7	14.4	11.4	7.1		32.0	32.9	5.0	7.0	YES	40	50
32		B2(m)	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	59
33		B2	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	59
34		B2(m)	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	59
35		B2	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	59
36		B2(m)	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	59
37		B2	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40	60
41		D1(m)	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40	60
42		D2(m)	3 Bed Mid-Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40	49
43		D2(m)	3 Bed Mid-Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40	49
44		D1	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40	60

Housing Quality Assessment

Housing

Unit No.		Unit Type	Description	Bed Spaces	Min. Unit Area m²	Unit Area m²	Min. Agg. Living Area m²	Agg. Living Area m²	Bed 1	Bed 2	Bed 3	Bed 4	Min. Agg Bed Area m²	Agg. Bed Area m²	Min Storage m²	Storage m²	Aspect	Min. Private amenity Space m ²	Private Amenity Space m²
48		D1(m)	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40	61
49		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30	37
50		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30	37
51		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30	37
52		D1	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40	60
53		D1(m)	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40	60
54		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30	37
55		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30	37
56		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30	37
57		D1	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40	61
58		C3(m)	3 Bed Semi-Detatched	5	92.0	114.2	34.0	38.7	15.3	12.6	8.4	-	32.0	36.3	5.0	7.7	YES	40	72
59		C3	3 Bed Semi-Detatched	5	92.0	114.2	34.0	38.7	15.3	12.6	8.4	-	32.0	36.3	5.0	7.7	YES	40	51
60		D5	3 Bed Townhouse	5	92.0	104.5	34.0	36.5	14.3	11.8	7.1	-	32.0	33.3	5.0	5.5	YES	40	63
61		E2	2 Bed Mid-Townhouse	4	80.0	80.8	30.0	31.8	13.2	11.8	-	-	25.0	25.0	4.0	4.3	YES	30	50
62		E2	2 Bed Mid-Townhouse	4	80.0	80.8	30.0	31.8	13.2	11.8	-	-	25.0	25.0	4.0	4.3	YES	30	50
63		E2	2 Bed Mid-Townhouse	4	80.0	80.8	30.0	31.8	13.2	11.8	-	-	25.0	25.0	4.0	4.3	YES	30	50
64		D4	3 Bed Townhouse	5	92.0	104.5	34.0	36.6	13.0	11.9	7.1	-	32.0	32.0	5.0	5.3	YES	40	84

5.0 Housing Quality Assessment - Apartments

For the triplex apartments, this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2023)” (which also complies with the “Planning Design Standards for Apartments - Guidelines for Planning Authorities, 2025”)

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Architectural Design Statement”. Please see schedule on the following pages showing the apartment typologies proposed within the development against the relative legislation.

All the apartments are dual or triple-aspect (Sustainable Urban Housing: Design Standards for New Apartments, paragraph 3.17)



Extract from Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2023)

Minimum overall apartment floor areas

Studio	37 sq m (n/a)*
One bedroom	*45 sq m (38 sq m)**
Two bedrooms (3 person)**	*63 sq m (n/a)**
Two bedrooms (4 person)	*73 sq m (55 sq m)**
Three bedrooms	*90 sq m (70 sq m)**

Minimum aggregate floor areas for living/dining/kitchen rooms, and minimum widths for the main living/dining rooms

Apartment type***	Width of living/dining room	Aggregate floor area of living / dining / kitchen area*
Studio	4m**	30 sq m**
One bedroom	3.3 m	23 sq m
Two bedrooms (3 person)	3.6m	28 sq m
Two bedrooms (4 person)	3.6 m	30 sq m
Three bedrooms	3.8 m	34 sq m

Minimum bedroom floor areas/widths***

Type	Minimum width	Minimum floor area
Studio	4m**	30 sq m**
Single bedroom	2.1 m	7.1 sq m
Double bedroom	2.8 m	11.4 sq m
Twin bedroom	2.8 m	13 sq m

Minimum aggregate bedroom floor areas

One bedroom	11.4 sq m
Two bedrooms (3 person)	13 + 7.1 sq m = 20.1 sq m
Two bedrooms (4 person)	11.4 + 13 sq m = 24.4 sq m
Three bedrooms	11.4 + 13 + 7.1 sq m = 31.5 sq m

Minimum storage space requirements

Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	5 sq m
Two bedrooms (4 person)	6 sq m
Three or more bedrooms	9 sq m

Minimum floor areas for private amenity space

Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

Housing Quality Assessment

Apartments

Unit No.		Unit Type	Description	Bed Spaces	Min. Unit Area m²	Unit Area m²	Min. Agg. Living Area m²	Agg. Living Area m²	Bed 1	Bed 2	Bed 3	Bed 4	Min. Agg Bed Area m²	Agg. Bed Area m²	Min Storage m²	Storage m²	Aspect	Min. Private amenity Space m ²	Private Amenity Space m²
17		H1	2 Bed Apartment	3	63.0	71.9	28.0	28.0	13.0	7.4	-	-	20.1	20.4	5.0	5.6	YES	6	44
18		H2	1 Bed Apartment	2	45.0	61.6	23.0	31.2	13.0	-	-	-	11.4	13.0	3.0	8.2	YES	5	5
19		H3	2 Bed Apartment	3	63.0	69.4	28.0	28.0	13.1	8.1	-	-	20.1	21.2	5.0	7.6	YES	6	7
26		H1(m)	2 Bed Apartment	3	63.0	71.9	28.0	28.0	13.0	7.4	-	-	20.1	20.4	5.0	5.6	YES	6	44
27		H2(m)	1 Bed Apartment	2	45.0	61.6	23.0	31.2	13.0	-	-	-	11.4	13.0	3.0	8.2	YES	5	5
28		H3(m)	2 Bed Apartment	3	63.0	69.4	28.0	28.0	13.1	8.1	-	-	20.1	21.2	5.0	7.6	YES	6	7
29		H1(m)	2 Bed Apartment	3	63.0	71.9	28.0	28.0	13.0	7.4	-	-	20.1	20.4	5.0	5.6	YES	6	62
30		H2(m)	1 Bed Apartment	2	45.0	61.6	23.0	31.2	13.0	-	-	-	11.4	13.0	3.0	8.2	YES	5	5
31		H3(m)	2 Bed Apartment	3	63.0	69.4	28.0	28.0	13.1	8.1	-	-	20.1	21.2	5.0	7.6	YES	6	7
38		H1(m)	2 Bed Apartment	3	63.0	71.9	28.0	28.0	13.0	7.4	-	-	20.1	20.4	5.0	5.6	YES	6	43
39		H2(m)	1 Bed Apartment	2	45.0	61.6	23.0	31.2	13.0	-	-	-	11.4	13.0	3.0	8.2	YES	5	5
40		H3(m)	2 Bed Apartment	3	63.0	69.4	28.0	28.0	13.1	8.1	-	-	20.1	21.2	5.0	7.6	YES	6	7
45		H1	2 Bed Apartment	3	63.0	71.9	28.0	28.0	13.0	7.4	-	-	20.1	20.4	5.0	5.6	YES	6	43
46		H2	1 Bed Apartment	2	45.0	61.6	23.0	31.2	13.0	-	-	-	11.4	13.0	3.0	8.2	YES	5	5
47		H3	2 Bed Apartment	3	63.0	69.4	28.0	28.0	13.1	8.1	-	-	20.1	21.2	5.0	7.6	YES	6	7

5.0 Bicycle Storage and Waste Management

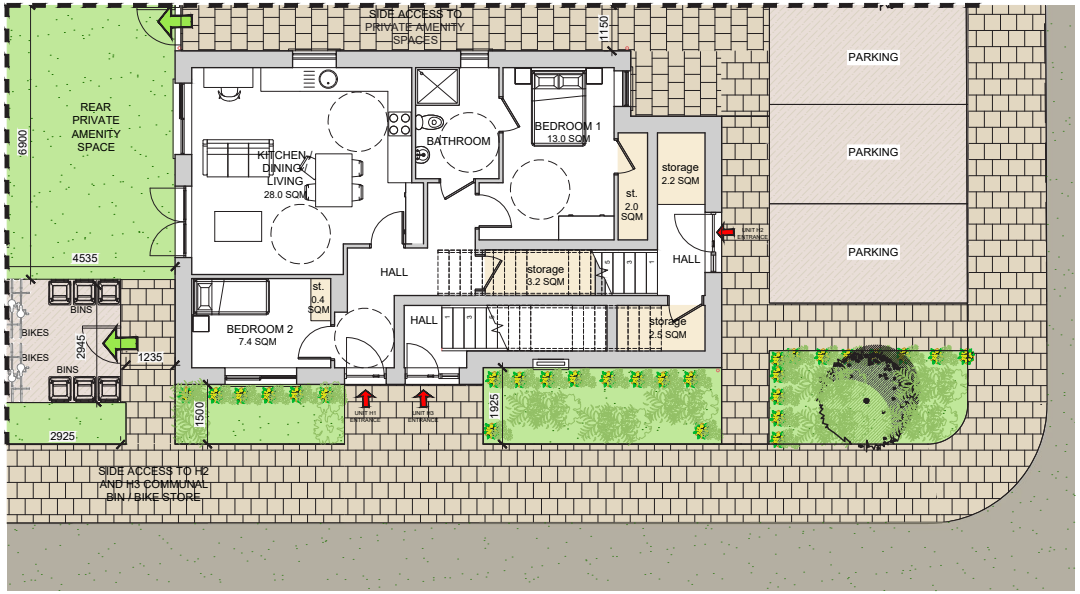
The use of refuse bin stores will be minimised where possible.

The housing and H1 apartment units that have access to a rear-garden via a side-gate will be able to utilise this area for bike and refuse bin storage. Visitors bikes can also be stored in these rear gardens. The mid-terrace type E1 and D2 units will have small private bike and bin storage area near the entrance door. Apartment types H2 and H3 will have access to a communal bike and bin store to the rear of each of the buildings.

These individual Bike and Bin stores will be built from durable materials (in keeping with the design palette) and located in appropriate areas of the development.

The bike allocation for the mid townhouse units will comply with the compact growth guidelines (2024) of 1 no. bike space per bedroom.

The dimensions of bin storage areas for the houses have been designed to satisfy the three-bin system.



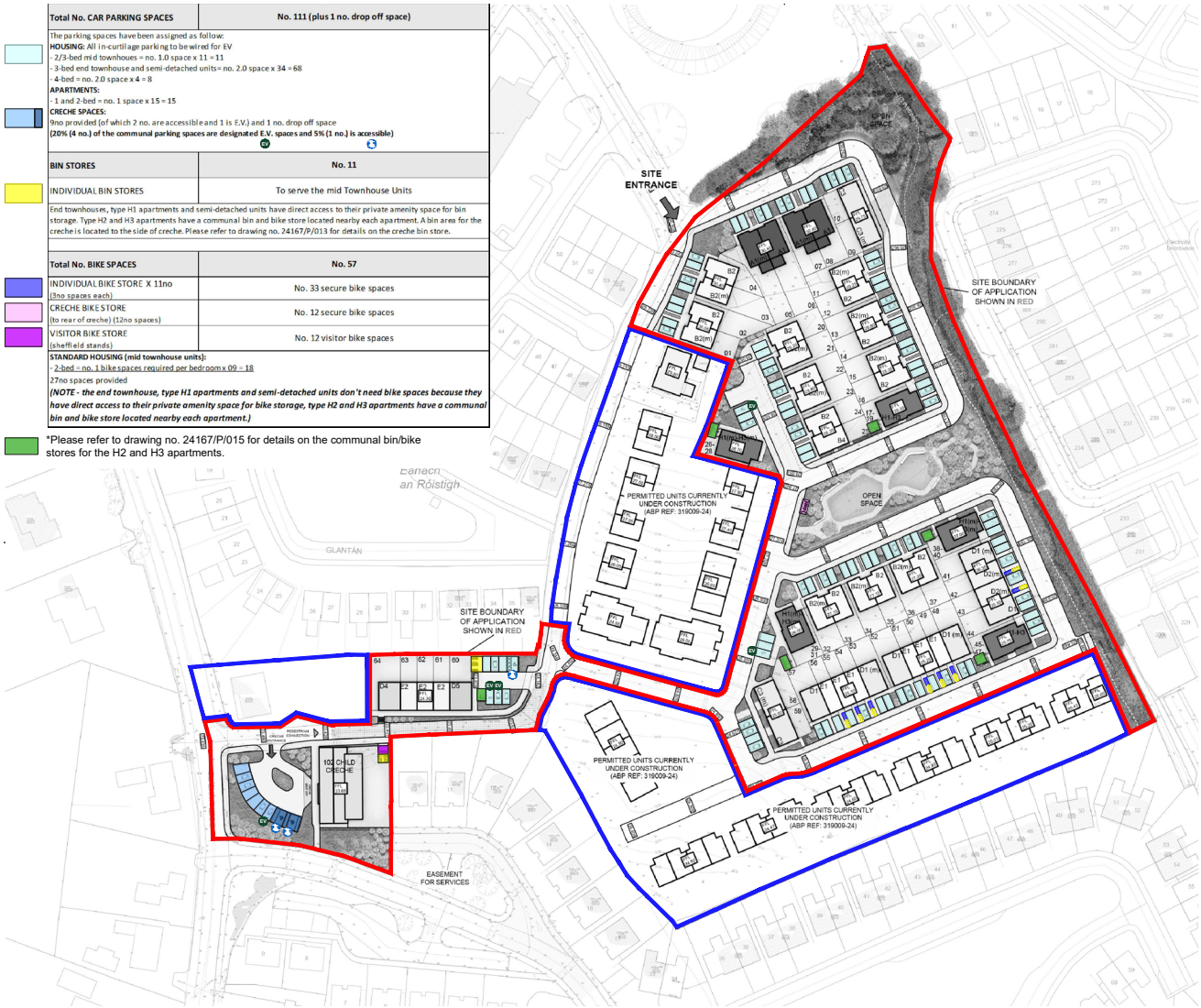
TYPICAL APARTMENT H2/H3 COMMUNAL BIN AND BIKE STORE

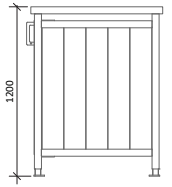
TYPICAL MID-TOWNHOUSE BIN AND BIKE STORE



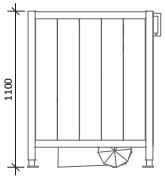
Total No. CAR PARKING SPACES	No. 111 (plus 1 no. drop off space)
The parking spaces have been assigned as follow: **HOUSING:** All in-curtilage parking to be wired for EV - 2/3-bed mid townhoues = no. 1.0 space x 11 = 11 - 3-bed end townhouse and semi-detached units = no. 2.0 space x 34 = 68 - 4-bed = no. 2.0 space x 4 = 8 **APARTMENTS:** - 1 and 2-bed = no. 1 space x 15 = 15 **CRECHE SPACES:** 9no provided (of which 2 no. are accessible and 1 is E.V.) and 1 no. drop off space **(20% (4 no.) of the communal parking spaces are designated E.V. spaces and 5% (1 no.) is accessible)**	
BIN STORES	**No. 11**
INDIVIDUAL BIN STORES	To serve the mid Townhouse Units
End townhouses, type H1 apartments and semi-detached units have direct access to their private amenity space for bin storage. Type H2 and H3 apartments have a communal bin and bike store located nearby each apartment. A bin area for the creche is located to the side of creche. Please refer to drawing no. 24167/P/013 for details on the creche bin store.	
Total No. BIKE SPACES	**No. 57**
INDIVIDUAL BIKE STORE X 11no (3no spaces each)	No. 33 secure bike spaces
CRECHE BIKE STORE (to rear of creche) (12no spaces)	No. 12 secure bike spaces
VISITOR BIKE STORE (sheffield stands)	No. 12 visitor bike spaces
STANDARD HOUSING (mid townhouse units): - 2-bed = no. 1 bike spaces required per bedroom x 09 = 18 27no spaces provided ***(NOTE - the end townhouse, type H1 apartments and semi-detached units don't need bike spaces because they have direct access to their private amenity space for bike storage, type H2 and H3 apartments have a communal bin and bike store located nearby each apartment.)***	

*Please refer to drawing no. 24167/P/015 for details on the communal bin/bike stores for the H2 and H3 apartments.

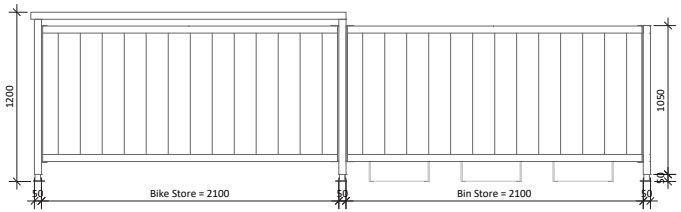




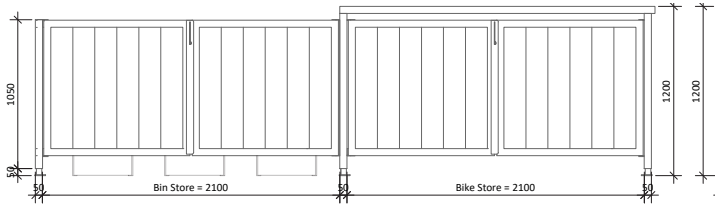
Side Elevation



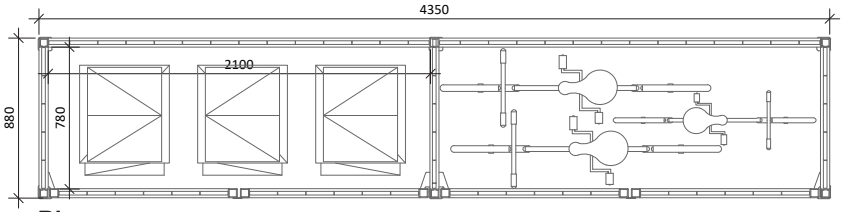
Side Elevation



Rear Elevation



Front Elevation



Plan

TYPICAL MID-TOWNHOUSE BIN AND BIKE STORE